
**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

November 28, 2006

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101
Phone: (702) 229-6301
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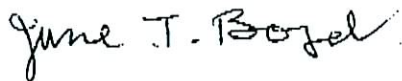
RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

I have seen the artist's rendering of the proposed apartment community that SDA INC. plans to develop at 10th Street and Bridger Avenue. As a long time downtown resident, I think that this is the type of improvement that greatly enhances the livability of the area. The adjacent City Center Apartment community, developed by this same developer, has been an enormous benefit to the community, improving the quality of life of downtown apartment dwellers as well as the aesthetics of the downtown cityscape.

I request that you approve the Site Development Plan, the variances, and the zoning change.

Sincerely,



June T. Boyd
225 South 10th Street
Las Vegas, Nevada 89101

ITEM # 14-19
CASE # ZON-17740
PC MTG 12-7-06

A

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Reply to John L. Thorndal
Las Vegas Office
jlt@thorndal.com

November 30, 2006

VIA FACSIMILE: 385-7268

Attn: Dorothy Marsilli, Agenda Tech.
Las Vegas Planning & Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: VAR-17741 (December 7, 2006)

The applicant/owner have a number of requests concerning the property on the north side of Bridger Avenue between Ninth Street and Tenth Street, including rezoning, site development, and variances. The addition the 300 unit- six story apartment building would be a great improvement to the area and we have only one objection.

We object to Variance Request 17741 to allow only 150 parking spaces where 425 spaces are required. It would be highly unusual for an apartment complex to need a parking space for only every other apartment. Generally, at least one space is needed for every apartment and, more often than not, there are two vehicles per apartment. Allowing this variance will only increase the street parking which is becoming more and more of a concern in the area.

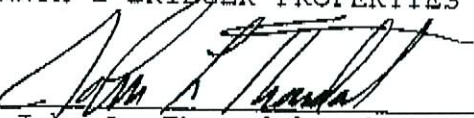
Las Vegas Planning Dept.
Re: Variance 17741
November 30, 2006
Page 2

When we added a three story addition to our building a few years ago we were required to obtain additional parking. We purchased additional property on an adjoining block in order to meet this requirement and, in fact, we now have spaces in excess of our current needs. Others should be required to at least meet the basic requirements. We therefore object to this particular variance request.

Very truly yours,

THORNDAL, ARMSTRONG, DELK,
BALKENBUSH & EISINGER
ELEVENTH & BRIDGER PROPERTIES TWO

BY:


John L. Thorndal, Shareholder
and Partner

JLT/ad